



City of San Antonio
Planning Department
Subdivision Section

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: August 12, 1997 Name of POADP: ALTA PARTNERS
BUSINESS PARK

Owners: Alta Partners, Ltd. Consulting Firm: MACINA • BOSE • COPELAND
AND ASSOCIATES, INC.

Address: 216 Winding Way Address: 415 Breesport Drive
San Antonio, Texas 78232 San Antonio, Texas 78216

Phone: (210) 496-1499 Phone: (210) 349-0151

Existing zoning: N/A Proposed zoning: N/A

Texas State Plane Coordinates: X: 210,329 Y: 602,590

Site is over/within/includes: San Antonio City Limits? ☐ Yes ☒ No
Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: 7 ☒ Yes ☐ No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>N/A</u>	<u>N/A</u>
Multi-family (MF)	<u>N/A</u>	<u>N/A</u>
Commercial and non-residential	<u>7</u>	<u>8.037</u>

Is there a previous POADP for this Site? Name N/A No. _____

Is there a corresponding PUD for this site? Name N/A No. _____

Plats associated with this POADP or site? Name N/A No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Paul De Leon Signature: 

Date: August 11, 1997 Phone: (210) 349-0151 Fax: (210) 349-9302

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CITY OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits; N/A
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
Submitted with Zoning Application – Classen – O'Connor Road Business Park
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Paul De Leon Signature: 

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED MARCH 17, 1997



CITY OF SAN ANTONIO

August 22, 1997

Paul De Leon
MBC & Assoc., Inc.
415 Breesport Drive
San Antonio, TX 78216

Re: Alta Partners Business Park

POADP # 566

Dear Mr. De Leon:

The City Staff Development Review Committee has reviewed Alta Partners Business Park Subdivision Preliminary Overall Area Development Plan # 566. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- If the proposed development is not platted in phases or units this POADP will not be valid.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This development may need to comply with tree preservation ordinance # 85262. For additional information about these requirements you can contact Building Inspections at 207-7102.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Mongivais".

Emil R. Mongivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., Acting City Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

97 AUG 13 AM 8:13

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

TO: Burt Rubio Date 8.12.97
FROM: Elizabeth
ITEM NAME: Alta Partners FILE #
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the Department of Planning, Land Development Services Division, Subdivision Section. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☐ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

Drainage easements will be required and
address during the platting process.

Signature

Title

Date



Texas Department

Post-it® Fax Note 7671		Date 8/14/97	# of pages 1
To Elizabeth Carol		From Jesse Hayes	
Co./Dept. CSA Planning		Co. TX DOT	
Phone # 207 7893		Phone # 615 58 60	
Fax # 207 4441		Fax #	

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

August 14, 1997

P.O.A.D.P REVIEW

Alta Partners Business Park
Located on FM 78 at Walzem Road

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

A 50' R.O.W. flare is required at the intersection of Gulf Shore Boulevard and FM 78.

Access Limits/Restrictions

This development is eligible for a maximum combined total of six(6) access points along the overall FM 78 frontage. Locations will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.
Advance Project
Development Engineer

1996 TEXAS APA CONFERENCE

Alta Partners Business Park

@ Seguin + Gulf Shore
Blvd.

7 Commercial lots
on 8 acres

w / 7 phases

OSCL

curb cuts - TXDOT note

- Kick back + show curb cuts
- Shared access plan
maxi. allowed six

Global Challenges, Local Solutions